

York County Courthouse Site Selection Commission

Meeting Minutes for October 3, 2016

Present: Assoc. Justice Thomas E. Humphrey, Kathryn Slattery, D.A., Sheriff William L. King, Jr., Thomas Dunham, Senator Ron Collins, Senator Linda Valentino, Representative Robert A. Foley, Representative Anne-Marie Mastraccio, York County Commissioner Gary Sinden, Justice Wayne Douglas, Judge Jeffrey Moskowitz, Kathy Jones, Ken Marass, Esq., Amy Fairfield, Esq., John Webb, Esq., Chief Jo-Ann Putnam, James T. Glessner, Mary Ann Lynch, Jeff Henthorn, Philip Johnston, Dave Lavway

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Meeting: Wednesday, October 12, 2016, 1:00 p.m., meet at parking lot of the York County Jail

The Chair welcomed the Commission members, who introduced themselves to the attending public. The Chair also reviewed action taken at the last meeting, which included a tour of sites selected by the Commission from the list of available properties.

The Chair also acknowledged receipt of correspondence from the County Commissioners and County Budget Advisory Committee, which was distributed to all members, regarding the site selection process and potential impacts on the County's budget.

Ted Glessner reported on the activities of the Commission's site review subcommittee. As requested, the subcommittee gathered information about sites #2 (Alfred), #15 (Biddeford) and #24 (Biddeford).

As to site #15, the subcommittee reported that it met with the Mayor of Biddeford and the City's development director. The mayor subsequently confirmed that the City had purchased site #15 in an arms-length transaction and, in any sale of the property, it would like to recoup its acquisition and improvement costs, which it estimated to be \$650,000. Other information the subcommittee received was that (1) Natural Gas is available and a hookup location is about two blocks away from #15, and (2) the City government has the power to sell the property, without referendum.

As to site #2, which is in Alfred adjacent to the County jail, the subcommittee was informed that it is accessible to the Sanford Sewer District's system and a potential hook up is "not too far" away. The subcommittee was also informed that two residential properties adjoining site #2 on Route 4 are assessed at \$165,000 and \$170,000, respectively.

As to site # 24, which is owed by a church, the property is actually in a slightly different location than had been viewed by the Commission during its site tour. The subcommittee returned to the property for another view with the church's officials. The parcel is very large and a sale of a smaller parcel is feasible. The purchase price and the size of the lot to be purchased is negotiable. However, realistically, the purchase price may be in the vicinity of \$1.2 million and, in addition, it would likely cost approximately \$1.5 million for traffic improvements along Route 111. Based on these factors, the subcommittee agreed that it was reasonable under the circumstances to expand their site tour to include additional sites that were not on the Commission's short list. Those sites were #3, which was comprised of two separate parcels on Route 109 in Wells and one additional Biddeford site, #17 on Barra Road.

The Committee confirmed that the additional Wells sites were not suitable—one was too small for a courthouse facility and the other appeared to contain wetland areas. However, the subcommittee was unanimous in its good impression of site #17 at Barra Road and recommended that the Commission add it to the short list of properties under consideration.

Representative Foley moved, and Tom Dunham seconded, that the Commission receive more information about site #17. After some discussion, the motion unanimously passed. The subcommittee then gave the Commission more information in a handout about the Barra Road property, which is part of a professional business development off Route 111. There are several sites in the development to choose from, identified on a plan as 2-42-1, 2-43-1, & 15. All appear to be suitable for a courthouse facility.

Discussion returned to site #2 in Alfred. Commission members asked the subcommittee if certain abutters on Route 4 might be willing to sell their property in order to give a courthouse facility frontage on that road.

Representative Foley then moved, and Sheriff King seconded, to add Barra Road to the "short list" and remove #15 and #24 from the list. After some discussion the motion was withdrawn and Rep. Foley made a new motion that the Commission focus its considerations on three sites: #2 (Route 4, Alfred), # 15 (511-515 Elm St, Biddeford) and #17 (Barra Road, Biddeford), and, further, to not foreclose review of any other appropriate sites that the Commission may decide to consider, until a final site selection is made. The motion unanimously passed.

The Commission then unanimously voted to take another onsite tour of sites #2, #15 and #17 with the owners or owner reps of each site. The tour will be on October 12, 2016, and begin at 1:00 p.m. in the parking lot of the County Jail facility. In advance of the tour, Ted Glessner and Phil Johnston will contact the property owners or owner reps to obtain as much additional information as possible about each of the three sites in order to have detailed discussions at each site about the properties under consideration.

The meeting adjourned at 5 p.m.